

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-20778 - APPLICANT: OMEGA DEVELOPMENT -
OWNER: LONE MOUNTAIN VILLAS LLC**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. The limits of this Petition of Vacation shall be defined as that portion of Gilmore Avenue extending from Hualapai Way eastward to the detention basin.
5. Prior to the recordation of this Petition of Vacation, the applicant shall reimburse the City of Las Vegas \$672.00 for the fees paid to obtain the radius/spandrel area of Gilmore Avenue east of Hualapai Way.
6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to Vacate the existing 30-foot wide Gilmore Avenue right-of-way generally located east of Hualapai Way, beginning at the northeast and southeast corners of Hualapai Way and Gilmore Avenue and extending approximately 293 feet to the east.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/23/1997	The City Council approved a request for Rezoning (Z-0033-97) from C-V (Civic) and N-U (Non Urban) under a Resolution of Intent to R-CL (Single-Family Compact Lot) and R-PD9 (Residential Planned Development - 9 Units per Acre) to PD (Planned Development) for the Lone Mountain Master Plan Area. The subject property is included in that area. The Planning Commission and staff recommended approval on 06/12/97.
11/06/2003	A request for Rezoning (ZON-2999) of a portion of the subject property from a U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) Zone was stricken from the Planning Commission's agenda.
04/06/2005	The City Council approved a Major Modification (MOD-5581) to the Lone Mountain Master Development Plan to change the land use designations from Neighborhood Commercial and Park/School/Recreation/ Open Space to Multi-Family Medium. A Site Development Plan Review (SDR-5579) for a proposed 136-unit residential condominium development was also approved. The Planning Commission and staff recommended approval on 12/16/04.
08/11/2005	The Planning Commission approved a Tentative Map (TMP-7667) for a 136 unit condominium development on 9.32 acres adjacent to the southeast corner of Hualapai Way and Alexander Road .
05/10/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #11/lhm).
<i>Neighborhood Meeting</i>	
NA	A Neighborhood Meeting is not required for this type of application nor was one held.
<i>Field Check</i>	
04/04/07	This portion of the ROW was not visible. It is extending and deadends into an undeveloped area.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	9.32

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	ROW	ROW	ROW
North	Undeveloped	PR-OS(Parks and Open Space)	PR-OS(Parks and Open Space ROI PD (Planned Development))
South	Undeveloped	PCD(Planned Community Development)	U(PCD) ROI PD (Planned Development)
East	Undeveloped	PR-OS(Parks and Open Space)	C-V(Civic) ROI PD (Planned Development)
West	Single Family Residential	PCD(Planned Community Development)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Lone Mountain	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

The above property is legally described as a 30-foot Gilmore Avenue right-of-way generally located east of Hualapai Way commencing at the Northeast and Southeast corners of Hualapai Way and Gilmore Avenue and extending approximately 293 feet to the east.

The property is legally described as being a portion of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of the South half (S½) the Northwest quarter (NW ¼) of Section 7, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

Planning has no objection to this request for a Vacation.

B) Public Works discussion

We present the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform, as it will eliminate an unused portion of Gilmore Avenue.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, the street being vacated is not constructed and therefore not used.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*
- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, the Lone Mountain Villas condominium subdivision.
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT

4

SENATE DISTRICT

6

NOTICES MAILED

6 by City Clerk

APPROVALS

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PROTESTS

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